

A U S T I N C I T Y C O U N C I L  
**AGENDA**



Thursday, February 15, 2007

Back Print

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 51**

**Subject:** C14-06-0148 - Rancho Alto 5 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 1800-1820 Ralph Cox Road; 11801-12229 and 12200-12224 Buzz Schneider Lane; 1609-1641 Pavelich Pass, and 12116-12124 Verchota Drive (Bear Creek Watershed; Slaughter Creek Watershed) from interim-single-family residence-standard lot (I-SF-2) district zoning to single-family residence-standard lot (SF-2) district zoning Staff Recommendation To grant single-family residence-standard lot (SF-2) district zoning with conditions Zoning and Platting Commission Recommendation To grant single-family residence-standard lot (SF-2) district zoning with conditions Applicant: Rancho Alto Ventures, Ltd (Doyle Wilson). Agent: Carlson, Brigance & Doering, Inc (Steven P. Cates) City Staff: Wendy Walsh, 974-7719.

**Additional Backup Material**  
(click to open)  
 **Staff Report**

**For More Information:**

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-06-0148

**Z.A.P. DATE:** January 23, 2007  
February 6, 2007

**ADDRESS:** 1800 – 1820 Ralph Cox Road; 11801 – 12229 & 12220 – 12224 Buzz  
Schneider Lane; 1609 – 1641 Pavelich Pass; 12116 – 12124 Verchota Drive

**OWNER:** Rancho Alto Ventures, Ltd.  
(Doyle Wilson)

**AGENT:** Carlson, Brigance & Doering, Inc.  
(Steven P. Cates)

**ZONING FROM:** I-SF-2

**TO:** SF-2

**AREA:** 14.730 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant single family residence – standard lot (SF-2) district zoning. The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 31, 2007, as provided in Attachment A

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

January 23, 2007 *APPROVED A POSTPONEMENT REQUEST BY STAFF TO FEBRUARY 6, 2007; BY CONSENT.*

*[J. MARTINEZ; S. HALE – 2<sup>ND</sup>] (8-0) J. PINNELLI – ILL*

February 6, 2007 *APPROVED SF-2 DISTRICT ZONING WITH A RESTRICTIVE COVENANT FOR THE TRAFFIC IMPACT ANALYSIS, BY CONSENT.*

*[J. MARTINEZ; T. RABAGO – 2<sup>ND</sup>] (9-0)*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject property consists of 59 platted lots within the Rancho Alto subdivision under construction situated on the west side of Frate Barker Road. The property was annexed into the City limits on December 31, 2005 and zoned interim – single family residence (I-SF-2) district. Rancho Alto is surrounded by land in the County, including single family residences on large lots to the west and south, and commercial uses and a manufactured home park along Manchaca Road to the east. Olympic Heights subdivision is located across Frate Barker Road to the north (I-SF-4A). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and A-2 (Vicinity Map).

Consistent with the approved preliminary plan that was submitted prior to annexation and the recorded plat, the Applicant requests single family residence (SF-2) zoning. Please refer to

Exhibits B and C (Preliminary Plan and Recorded Plat). SF-2 zoning is appropriate given the size and setbacks of the platted lots, and is consistent with other related cases in Rancho Alto which are zoned I-SF-2.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-SF-2	Single family residences under construction
<i>North</i>	I-SF-4A	Detention pond and single family residences in the Olympic Heights West subdivision
<i>South</i>	I-RR, County	Detention pond serving Rancho Alto subdivision; Agricultural, Single family residences on large lots
<i>East</i>	County	Manufacturing; Automotive repair; Manufactured home park; Service station, Shopping center; Cocktail lounge
<i>West</i>	I-SF-2	Single family residences under construction in the Rancho Alto subdivision, Undeveloped

**AREA STUDY:** N / A

**TIA:** Is required – Please refer to A Attachment A

**WATERSHEDS:** Bear / Slaughter Creeks **DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- 217 – Tanglewood Forest Neighborhood Association
- 384 – Save Barton Creek Association
- 385 – Barton Springs Coalition
- 428 – Barton Springs / Edwards Aquifer Conservation District
- 627 – Onion Creek Homeowners Association
- 742 – Austin Independent School District
- 959 – Villages Neighborhood Association

**SCHOOLS:**

- Menchaca Elementary School
- Paredes Middle School
- Charles Akins High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-06-0104 – Olympic Heights West	I-RR to SF-4A	To Grant SF-2-CO for Tract 1 (12.5 acres) and SF-4A-CO for Tract 2; for Tract 1 the CO is for a 150' building setback along the north	Approved SF-2-CO for Tract 1 and SF-4A-CO for Tract 2, as ZAP recommended (8-31-06).

		property line, a 100' setback along the west property line with a 25' vegetative buffer adjacent to a single family use, a 120' building setback along the southeast property line; 1,500 trips across Tracts 1 & 2.	
C14-00-2073 – Pickard Tract, et al.	Unzoned to SF-2; SF-3; MF-2	Expired	Not Applicable

**RELATED CASES:**

This property was annexed into the Full-Purpose Jurisdiction on December 31, 2005.

The Preliminary Plan was approved by the Zoning and Platting Commission on May 3, 2005 (C8J-04-0188). Rancho Alto Phase I was recorded on February 10, 2006 (C8-04-0188.1A). The subject case represents one of nine cases that have been filed to provide permanent zoning to the Rancho Alto subdivision that is presently under construction (C14-06-0144 through C14-06-0152).

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Frate Barker Road						
Rancho Alto Road						

**CITY COUNCIL DATE:** February 15, 2007

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

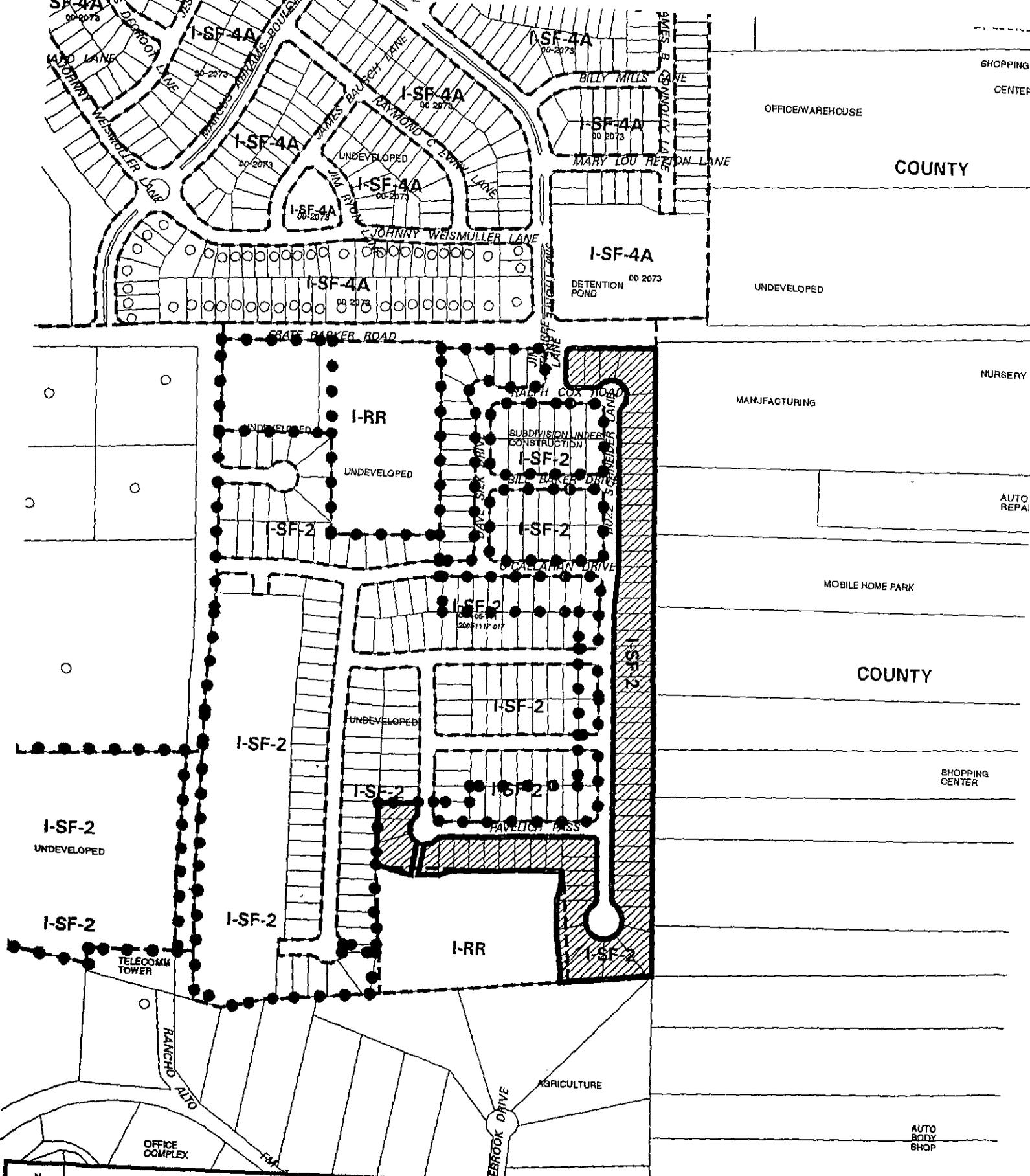
2<sup>nd</sup>

3<sup>rd</sup>

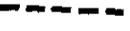
**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Walsh  
e-mail: wendy.walsh@ci.austin.tx.us

**PHONE:** 974-7719



  
**SUBJECT TRACT**  
**PENDING CASE**  
**ZONING BOUNDARY**  
**CASE MGR: W. WALSH**

**CASE #: C14-06-0148**  
**ADDRESS:** -1800-1820 Ralph Cox Road, 11801-12229 & 12200-12224 Buzz  
 Schneider Lane, 1609-1641 Pavehch Pass, 12116-12124 Verchota Drive  
**SUBJECT AREA (acres): 14.730**  
**INTLS: SM**

**ZONING EXHIBIT A**  
**CITY GRID REFERENCE NUMBER**  
**D12**

1" = 400'

MANAYUCA ROAD

SAFA BAKER ROAD

NURSERIES

MANUFACTURING

RECONSTRUCTION

AUTOMOTIVE PARTS

MUSEUM

COUNTY

REGISTRATION

BAR

BAR

SHOPPING

RAIFER BOXING

SUBDIVISION

BIBEL BANK

OSCALA TANDER

UNDEVELOPED

PAVELED

TERRACE

UNDEVELOPED

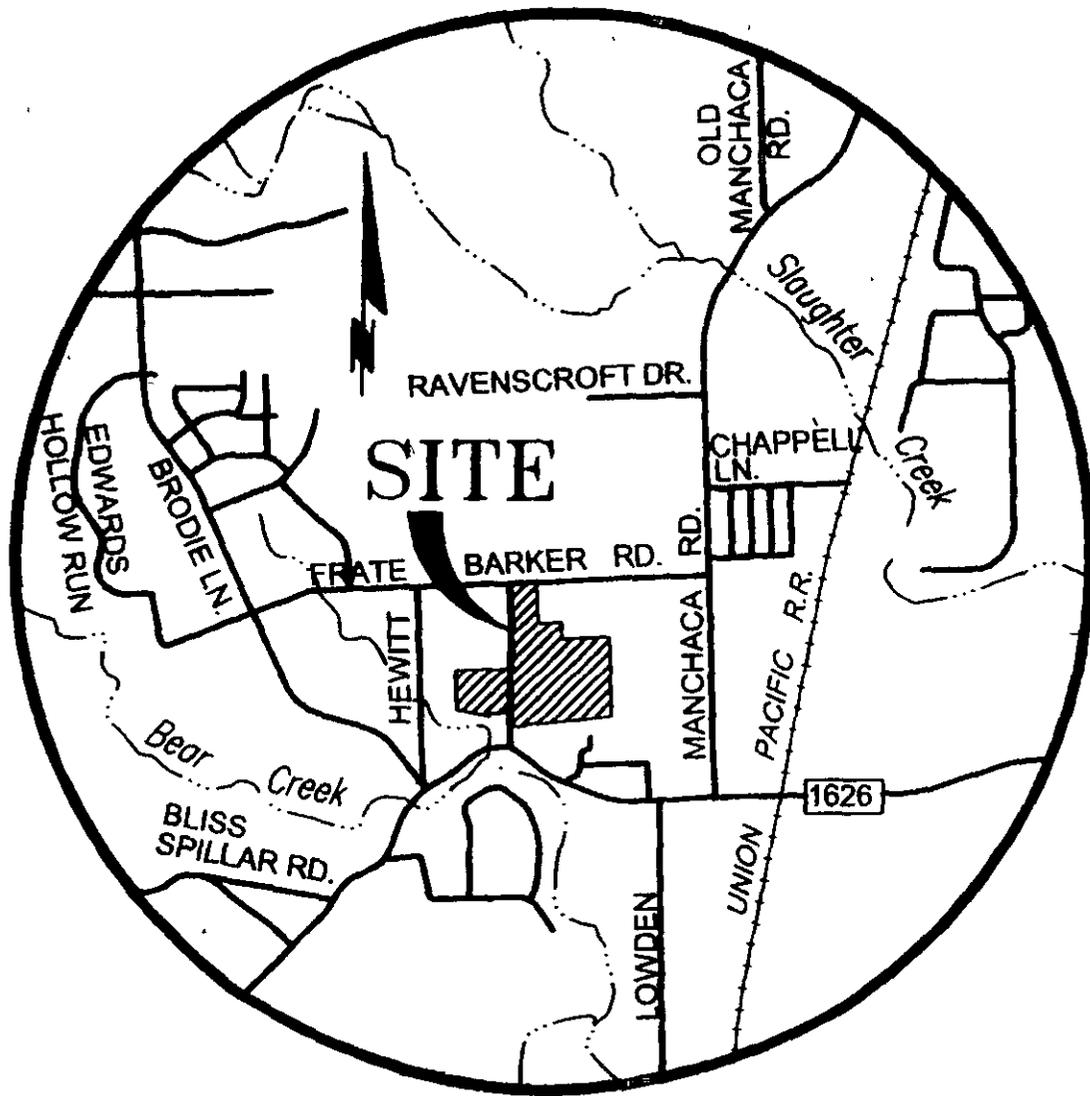
OSCALA TANDER ROAD

UNDEVELOPED

TELECOM TOWER

LIBRARY

EXHIBIT

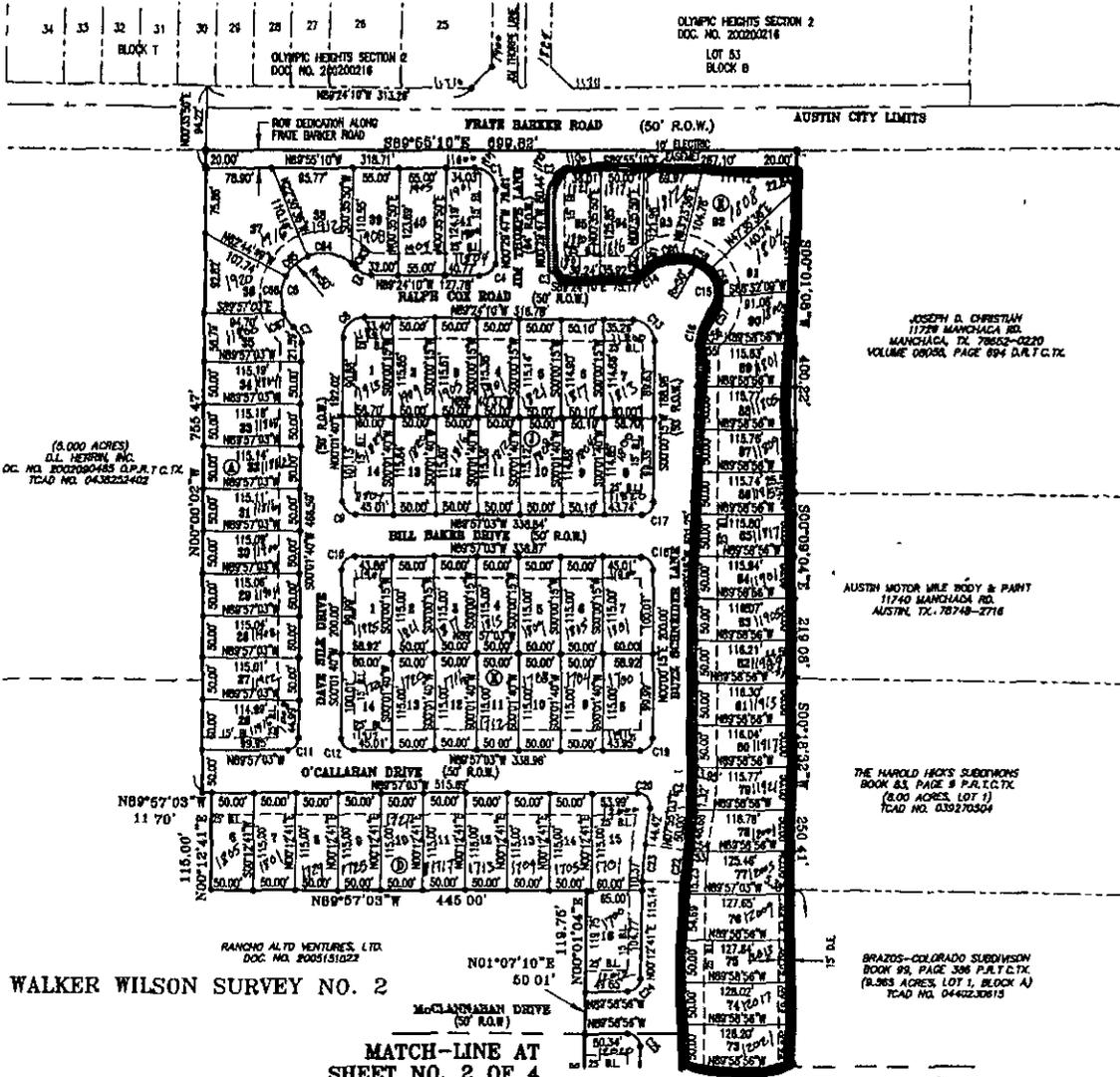


LOCATION MAP

EXHIBIT A-2



# RANCHO ALTO PHASE I



JOSEPH D. CHRISTIAN  
11728 MANCHACA RD.  
MANCHACA, TX 78655-2220  
VOLUME 00584, PAGE 094 D.R.T.C.T.X.

AUSTIN MOTOR WIRE BODY & PART  
11740 MANCHACA RD.  
AUSTIN, TX 78748-2716

THE HAROLD HOOKS SUBDIVISION  
BOOK 83, PAGE 9 P.R.T.C.T.X.  
(5.00 ACRES, LOT 1)  
TCAD NO. 039270304

BRAZOS-COLORADO SUBDIVISION  
BOOK 93, PAGE 396 P.R.T.C.T.X.  
(8.263 ACRES, LOT 1, BLOCK A)  
TCAD NO. 0442230613

(5.000 ACRES)  
D.L. HERRIN, INC.  
OC. NO. 2002060465 D.P.R.T.C.T.X.  
TCAD NO. 043223442

RANCHO ALTO VENTURES, LTD.  
DOC. NO. 2005151222

WALKER WILSON SURVEY NO. 2

MATCH-LINE AT SHEET NO. 2 OF 4

MATCH-LINE AT SHEET NO. 2 OF 4

PLAT DATE: NOVEMBER 1, 2005

**OWNERS:**  
RANCHO ALTO VENTURES, LTD  
BY: INTERMANDECO, LTD  
ITS: GENERAL PARTNER  
BY: INTERMANDECO GP, LLC  
ITS: GENERAL PARTNER  
1401 BURHAM DRIVE  
PLANO, TEXAS 75083  
PH: (972) 964-9050 FAX: (972) 964-0131

**ENGINEER AND SURVEYOR:**  
CARLSON, BRIGANCE & DOERING, INC  
3401 SLAUGHTER LANE WEST  
AUSTIN, TEXAS 78748  
PH: (512) 280-5160 FAX: (512) 280-5165

TOTAL ACREAGE: 30.224 ACRES  
SURVEYS:  
WALKER WILSON SURVEY NO 2, ABSTRACT NO 27

TOTAL NUMBER OF LOTS: 128  
NO. OF SINGLE FAMILY LOTS: 127  
NO. OF D.E., P.U.E. AND WATER QUALITY EASEMENT LOTS: 1  
NUMBER OF BLOCKS: 7

F.E.M.A. MAP NO. 48453C 0260 F  
TRAVIS COUNTY, TEXAS DATED: JANUARY 19, 2000

**LEGEND**

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- ▼ 60-D NAIL FOUND
- CONCRETE MONUMENT SET
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- WM ESMT WASTEWATER EASEMENT
- ..... APPROXIMATE SIDEWALK LOCATION
- 1 LOT NUMBER
- (A) BLOCK NUMBER
- R.O.W. RIGHT-OF-WAY
- TCAD TRAVIS COUNTY APPRAISAL DISTRICT NO
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS CO. TX
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS CO. TX
- D.R.T.C.T.X. DEED RECORDS OF TRAVIS CO. TX
- ( ) RECORD DEED INFORMATION

**RIGHT-OF-WAY LINEAR FOOTAGE**

JIM THORPE LANE	64' ROW	165'
RALPH COX ROAD	50' ROW	419'
DAVE SILK DRIVE	50' ROW	583'
BUZZ SCHNEIDER LANE	50' ROW	1,896'
BILL BAKER DRIVE	50' ROW	419'
O'CALLAHAN DRIVE	50' ROW	559'
MCCANNAN DRIVE	50' ROW	90'
STROBEL LANE	50' ROW	90'
PAVELUCH PASS	50' ROW	585'
VERCHOTA DRIVE	50' ROW	86'

TOTAL 4,672'

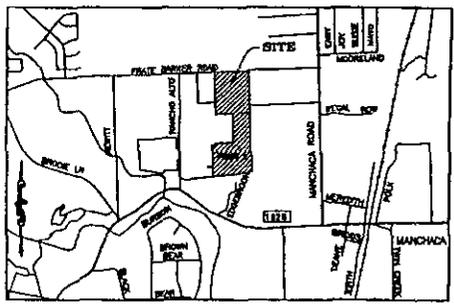


EXHIBIT C  
RECORDED PLAT

SHEET 1 OF 4

**Carlson, Brigance & Doering, Inc.**  
Civil Engineering & Surveying  
3401 Slaughter Lane West • Austin, Texas 78748  
PH: (512) 280-5160 • FAX: (512) 280-5165  
PATH - AutoCad 2004 Land Projects\4093\mg\PLAT.dwg

FILING DATE: MARCH 22, 2005  
CITY FILE # CBJ-04-0188.1A

12702

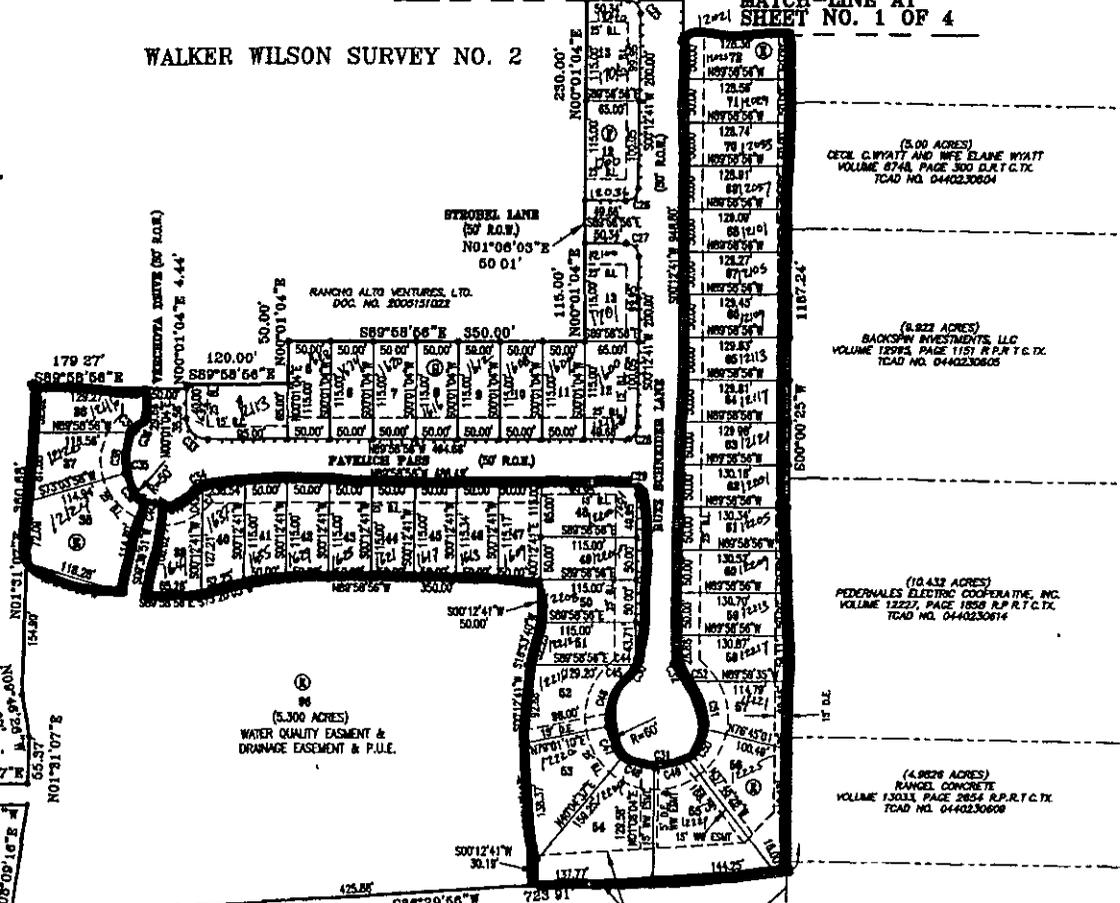
# RANCHO ALTO PHASE I

MATCH-LINE AT SHEET NO. 1 OF 4

MATCH-LINE AT SHEET NO. 1 OF 4

WALKER WILSON SURVEY NO. 2

SCALE. 1" = 100'



N85°28'55" E  
A=25.41'  
C=25.15'  
B=50.00'  
D=29°06'51"

N89°31'07" E  
108.08'

AMELIA THEODOUS CUSTODIAN  
FOR NICOLEAS B & ANASTASIA K &  
BYRON A THEODOUS  
VOLUME 13148, PAGE 891 R.P.R.T.C.TX  
TCAD NO. 044232004

MANCHACA GARDENS  
ROW 7 1/2 PAC 71 P.R.T.C.TX

EDITH PAITE DOBSON LIFE ESTATE  
VOLUME 7258, PAGE 206 R.P.R.T.C.TX  
TCAD NO. 044232023

(5.00 ACRES)  
CECL C.WATY AND WIFE ELAINE WATY  
VOLUME 8748, PAGE 300 R.P.R.T.C.TX  
TCAD NO. 044230604

(8.222 ACRES)  
BACKSPIN INVESTMENTS, LLC  
VOLUME 11295, PAGE 1153 R.P.R.T.C.TX  
TCAD NO. 044230605

(10.432 ACRES)  
FEDERALES ELECTRIC COOPERATIVE, INC.  
VOLUME 12227, PAGE 2854 R.P.R.T.C.TX  
TCAD NO. 044232014

(4.8026 ACRES)  
RANGEL CONCRETE  
VOLUME 13021, PAGE 2854 R.P.R.T.C.TX  
TCAD NO. 044232068

(6.52 ACRES)  
12010 MANCHACA ROAD INC.  
DOC. NO. 200043240 R.P.R.T.C.TX  
TCAD NO. 044232010

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00	39.02	24.79	N85°12'29"W	89°25'37"
C2	25.00	38.52	25.25	N44°47'31"E	89°34'57"
C3	25.00	31.03	20.91	S44°56'58"E	89°34'52"
C4	20.00	31.80	20.38	S45°03'01"W	89°35'37"
C5	25.00	21.03	11.18	S63°18'29"E	48°11'23"
C6	50.00	163.14	823.54	S45°18'45"W	188°56'56"
C7	25.00	21.03	11.18	N24°04'01"W	48°11'23"
C8	25.00	38.52	25.25	N85°18'45"E	89°34'10"
C9	15.00	23.56	14.99	S44°57'41"E	89°38'43"
C10	15.00	23.57	15.01	N45°02'19"E	89°39'17"
C11	15.00	23.57	15.01	N45°02'19"E	89°39'17"
C12	15.00	23.56	14.99	N44°57'41"E	89°38'43"
C13	25.00	38.01	24.74	S44°41'57"E	89°24'25"
C14	25.00	21.03	11.18	S68°30'09"W	48°11'23"
C15	50.00	162.13	898.35	N44°41'57"W	188°47'11"
C16	25.00	21.03	11.18	N24°05'54"E	48°11'23"
C17	15.00	23.57	15.01	N45°01'36"E	89°39'42"
C18	15.00	23.56	14.99	N44°58'24"W	89°37'18"
C19	15.00	23.57	15.01	N45°01'36"E	89°39'42"
C20	15.00	23.57	15.01	N45°01'36"E	89°39'42"
C21	15.00	23.56	14.99	N44°58'24"W	89°37'18"
C22	275.00	34.92	18.27	N41°01'00"W	87°52'08"
C23	325.00	44.89	22.48	N63°57'39"E	87°34'48"
C24	325.00	34.92	18.27	N41°03'52"E	87°42'22"
C25	325.00	43.71	21.89	N40°03'52"E	87°42'22"
C26	15.00	23.51	14.95	S45°08'52"W	89°48'24"
C27	15.00	23.51	14.95	N44°53'08"W	89°48'24"
C28	15.00	23.51	14.95	N45°06'52"E	89°48'24"
C29	15.00	23.51	14.95	N44°53'08"W	89°48'24"
C30	15.00	23.51	14.95	N45°06'52"E	89°48'24"
C31	60.00	301.83	43.84	N27°11'43"E	87°58'05"
C32	25.00	23.56	15.01	S44°42'22"W	87°58'05"
C33	25.00	38.27	25.00	S44°56'58"E	89°30'07"

C34	25.00	21.03	11.18	N85°53'07"E	48°11'23"
C35	50.00	162.85	897.21	S44°56'58"E	188°22'48"
C36	25.00	21.03	11.18	N44°56'58"E	48°11'23"
C37	50.00	5.27	2.84	N45°11'28"E	66°02'02"
C38	50.00	51.56	28.35	N12°37'12"E	54°04'27"
C39	50.00	34.75	18.11	N48°50'45"W	38°48'25"
C40	50.00	25.58	13.08	N71°24'58"W	28°18'02"
C41	50.00	45.48	24.44	N67°52'36"E	57°05'49"
C42	25.00	8.11	4.81	S52°18'02"W	20°24'42"
C43	25.00	11.97	6.97	N78°21'44"E	27°18'41"
C44	25.00	8.36	4.79	N77°28'44"E	14°34'08"
C45	25.00	14.19	7.85	N44°28'46"E	35°23'59"
C46	80.00	68.24	38.34	N21°33'58"E	65°08'58"
C47	80.00	48.78	21.21	S37°17'06"E	38°54'33"
C48	80.00	48.78	21.21	S38°23'39"E	38°54'33"
C49	80.00	48.78	21.21	N71°36'48"E	38°54'33"
C50	80.00	48.78	21.21	N62°43'15"E	38°54'33"
C51	80.00	82.38	34.34	N16°32'01"W	59°33'59"
C52	80.00	7.79	3.90	N52°02'13"W	07°28'24"
C53	275.00	35.19	17.82	N52°52'37"E	07°19'53"
C54	275.00	1.80	0.90	S07°43'49"W	00°22'29"
C55	25.00	2.74	1.37	S03°08'34"W	06°11'39"
C56	25.00	18.29	8.57	N27°11'51"E	47°51'45"
C57	50.00	45.08	24.20	N22°21'53"E	51°39'29"
C58	50.00	33.98	17.88	N22°58'07"W	38°54'33"
C59	50.00	38.08	18.88	N35°04'07"W	41°18'28"
C60	50.00	47.80	25.40	S28°28'18"W	53°51'43"
C61	25.00	8.07	3.95	S48°21'58"W	13°55'07"
C62	25.00	14.95	7.71	S73°27'40"W	34°18'21"
C63	50.00	8.14	3.07	N44°43'43"E	07°30'58"
C64	50.00	58.08	31.40	S30°23'10"E	42°13'51"
C65	50.00	15.11	10.32	S72°23'18"W	42°13'51"
C66	50.00	45.10	24.21	N01°24'53"E	51°40'36"
C67	50.00	20.72	10.51	N36°17'34"W	23°41'18"

SHEET 2 OF 4

**CBD** Carbon, Brigrance & Doering, Inc.  
 Civil Engineering & Surveying  
 9401 Shepherds Lane West • Austin, Texas 78748  
 PR (512) 280-5160 • FAX (512) 280-5168  
 PATH-G:\PROJ\4655\PLAT.DWG

FILING DATE: MARCH 22, 2005  
 CITY FILE # CBJ-04-0188.1A

12702



**Date:** January 31, 2007  
**To:** Wendy Walsh, Case Manager  
**CC:** Scott Feldman, P.E. Alliance Transportation Group  
**Reference:** Rancho Alto TIA, C14-06-0144-0152

The Transportation Review Section has reviewed the Traffic Impact Analysis for Rancho Alto, dated September 2006, prepared by Scott Feldman, P.E., Alliance Transportation Group, Inc, and offers the following comments.

### **TRIP GENERATION**

Rancho Alto is a 70.249-acre development located in south Austin at the southeast corner of Frate Barker Road and Rancho Alto Road.

The property is currently undeveloped and zoned Interim Rural Residence (I-RR). The applicant has requested a zoning change to Single Family Residence (SF-2) and Community Commercial (GR). The estimated completion of the project is expected in the year 2010

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 6,746 unadjusted average daily trips (ADT)

The table below shows the adjusted trip generation by land use for the proposed development

<b>LAND USE</b>	<b>Size</b>	<b>ADT</b>	<b>AM Peak</b>	<b>PM Peak</b>
Single Family	283du	2,708	208	273
Shopping Center	22,156sf	2,394	64	153
Fast Food with Drive Thru	3,000sf	1,228	81	52
<b>Total New Trips</b>		<b>6,330</b>	<b>353</b>	<b>478</b>

### **ASSUMPTIONS**

1. Traffic growth rates provided by TXDOT were as follows:

<b>Roadway Segment</b>	<b>%</b>
All Roads	2.5%

*ATTACHMENT A*

2. In addition to these growth rates, background traffic volumes for 2006 included estimated traffic volumes for the following projects.

- C8J-04-0168.0A Shady Hollow Gardens
- C8J-04-0188 Rancho Alto Subdivision
- C8-05-0141 Dakota Springs
- SP-05-1241C Primrose School for Shady Hollow

3. Reductions were taken for pass-by for the following uses.

Land Use	AM	PM
Shopping Center	34%	34%

4. No reductions were taken for internal capture or transit.

**EXISTING AND PLANNED ROADWAYS**

**Brodie Lane** – This roadway is currently classified as a two lane minor arterial with plans to be upgraded to a divided section by the year 2030.

**Frate Barker Road** – This roadway is currently classified as a two lane minor arterial. The 2030 Campo plan calls for this road to be upgraded to a four lane undivided minor arterial.

**Manchaca Road** – Manchaca Road is a two lane undivided major arterial and is planned to be upgraded to a four lane divided major arterial by the year 2030. The 2004 traffic volumes for this facility were 14,000 vehicles per day within the vicinity of the site.

**Rancho Alto Road** – Rancho Alto Road is classified as a collector and currently exists as a gravel roadway. With the construction of the Rancho Alto Subdivision, associated with this zoning case, the roadway will be upgraded to City of Austin standards.

**INTERSECTION LEVEL OF SERVICE (LOS)**

The TIA analyzed 4 intersections, 2 of which are or will be signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Intersection	2006 Existing		2010 Site + Forecasted	
	AM	PM	AM	PM
Manchaca Road and Frate Barker Road*	C	F	C	C
Frate Barker Road and Rancho Alto Road	A	A	A	A
Frate Barker Road and Marcus Abrams Boulevard	A	A	A	A
Frate Barker Road and Brodie Lane**	A	A	C	C
Site Driveway and Rancho Alto Road			A	A
Site Driveway and Frate Barker Road			A	A

\* = SIGNALIZED      \*\* = SIGNAL FULLY FUNDED BY TRAVIS COUNTY

**RECOMMENDATIONS**

1) Prior 3<sup>rd</sup> Reading at City Council fiscal is required to be posted for the following improvements

<b>Intersection</b>	<b>Improvement</b>	<b>Total Cost</b>	<b>Pro Rata Share (%)</b>	<b>Pro Rata Share (\$)</b>
Manchaca Road and Frate Barker	Eastbound left turn lane	\$56,177	16.8%	\$9,437.74
	Northbound left turn lane	\$60,337	19.8%	\$11,946.67
	Southbound right turn lane	\$56,177	15.5%	\$8,707.44

- 2) Intersection of site street and Frate Barker Road is required to be submitted prior to 1<sup>st</sup> Reading at City Council.
- 3) Driveway alignment and minimum widths are recommended as stated in the TIA
- 4) Two copies of the final TIA are required to be submitted prior to 3<sup>rd</sup> Reading at City Council.
- 5) Final approval from Travis County is required prior to 1<sup>st</sup> Reading.
- 6) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics

If you have any questions or require additional information, please contact me at 974-2788.



**Emily M. Barron**  
Sr. Planner - Transportation Review Staff  
Watershed Protection and Development Review

### **SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant single family residence – standard lot (SF-2) district zoning. The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 31, 2007, as provided in Attachment A.

### **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1 The proposed zoning should be consistent with the purpose statement of the district sought.*

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

*2. Zoning changes should promote an orderly and compatible relationship among land uses.*

SF-2 zoning is appropriate given the size and setbacks of the platted lots, and is consistent with other related cases in Rancho Alto which are zoned I-SF-2.

### **EXISTING CONDITIONS**

#### **Site Characteristics**

The subject property is under construction, relatively flat and there appear to be no significant topographical constraints on the site.

#### **Impervious Cover**

The maximum impervious cover allowed by the SF-2 zoning district would be 45%, which is based on the more restrictive zoning regulations.

#### **Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Bear Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits.

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%

Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

### **Transportation**

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec. 25-6-142]. Comments are provided in Attachment A

### **Water and Wastewater**

The landowner intends to serve each lot with City of Austin water and wastewater utility service. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, and system upgrades to serve each lot. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.

### **Compatibility Standards**

The proposed SF-2 zoning does not trigger the application of compatibility standards.